

069.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

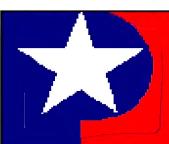
780,300 / 780,300

USE VALUE:

780,300 / 780,300

ASSESSED:

780,300 / 780,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
29		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHAFFER ROBERT/EDDA	
Owner 2: TRS/ R&E SHAFFER TRUST	
Owner 3:	

Street 1: 29 FAIRVIEW AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SHAFFER ROBERT/EDDA -	
Owner 2: -	

Street 1: 29 FAIRVIEW AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
---------------	-------

NARRATIVE DESCRIPTION	
This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	
water	

Sewer	
Electri	

Topo	
Street	

Gas:	

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct		
No	Alt No	Direction/Street/City	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			43857		
29		FAIRVIEW AVE, ARLINGTON	101	5280.000	375,400		404,900	780,300				GIS Ref	
												GIS Ref	
												Insp Date	
												10/25/18	

Total Card	0.121	375,400		404,900	780,300	Entered Lot Size
Total Parcel	0.121	375,400		404,900	780,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit	/Card: 433.50	/Parcel: 433.50	Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,400	0	5,280.	404,900	780,300		Year end	12/23/2021
2021	101	FV	364,100	0	5,280.	404,900	769,000		Year End Roll	12/10/2020
2020	101	FV	364,200	0	5,280.	404,900	769,100		Year End Roll	12/18/2019
2019	101	FV	275,200	0	5,280.	376,000	651,200	651,200	Year End Roll	1/3/2019
2018	101	FV	275,200	0	5,280.	376,000	651,200	651,200	Year End Roll	12/20/2017
2017	101	FV	275,200	0	5,280.	329,700	604,900	604,900	Year End Roll	1/3/2017
2016	101	FV	275,200	0	5,280.	300,800	576,000	576,000	Year End	1/4/2016
2015	101	FV	268,400	0	5,280.	266,100	534,500	534,500	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAFFER ROBERT/	52938-175		6/8/2009	Family		1	No	No	
SHAFFER ROBERT/	52427-577		3/18/2009	Family		1	No	No	
SHAFFER ROBERT/	49389-333		5/2/2007	Family		1	No	No	
CAMERON PATRICI	44278-125		12/10/2004		605,000	No	No		
CAMERON PAUL L	25716-378		10/5/1995			No	No	F	

BUILDING PERMITS										ACTIVITY INFORMATION			
										Date	Result	By	Name
11/9/2017 1497 Alterati 9,000 C										10/25/2018	MEAS&NOTICE	BS	Barbara S
3/23/2005 174 Add Bath 2,500 C										12/16/2008	Meas/Inspect	336	PATRIOT
										11/1/2000	Hearing Chag	189	PATRIOT
										10/6/1999	Meas/Inspect	263	PATRIOT
										7/27/1993		TH	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280	Sq. Ft.	Site		0	70.	1.10	12										404,882						404,900	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 1	Rating: Good														
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good														
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:														
Sec Wall: 1		%		OthrFix: 1	Rating: Average														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good														
Color: GRAY				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1920	Eff Yr Blt:			Location: 1															
Alt LUC: 1	Alt %:			Total Units: 1															
Jurisdict: G6	Fact: .			Floor: 1															
Const Mod: 1				% Own: 1															
Lump Sum Adj: 1				Name: 1															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %					Exterior: 1	No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster			Functional: 1	%					Interior: 1	8	3							
Sec Int Wall: 1	%			Economic: 1	%					Additions: 1									
Partition: T - Typical				Special: 1	%					Kitchen: 1									
Prim Floors: 3	- Hardwood			Override: 1	%					Baths: 1									
Sec Floors: 1	%			Total: 18.6 %						Plumbing: 1									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				TOTALS							
Subfloor: 1				Basic \$ / SQ: 130.00						Rate	Parcel ID	Typ	Date	Sale Price	1	8	3		
Bsmnt Gar: 1				Size Adj: 1.23333335															
Electric: 3	- Typical			Const Adj: 0.98990101															
Insulation: 2	- Typical			Adj \$ / SQ: 158.714															
Int vs Ext: S				Other Features: 85316															
Heat Fuel: 1	- Oil			Grade Factor: 1.10															
Heat Type: 5	- Steam			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod: 1															
% Heated: 100	% AC: 50			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 461201							Juris. Factor: 1.00	Before Depr: 174.59							
% Com Wal	% Sprinkled			Depreciation: 85783							Special Features: 0	Val/Su Net: 130.62							
				Depreciated Total: 375418							Final Total: 375400	Val/Su SzAd: 208.56							
MOBILE HOME				Make: 1	Model: 1	Serial #:	1	Year: 1	Color: 1	PARCEL ID 069.0-0002-0007.0				IMAGE					
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101							
More: N				Total Yard Items: 1				Total Special Features: 1				Total: 1				